

## **Chapter 17.24: Airport Limitation (AL) Combining Zoning District**

### **§17.24.010. Purpose**

The Airport Limitation Combining District is intended to establish standards assuring the long-range, safe and beneficial use of the Logan-Cache County Airport.

### **§17.24.020. Definitions**

Definitions for this chapter are contained within §17.62.090 through §17.62.130.

### **§17.24.030. Airport Zoning Commission**

#### **A. Commission Established**

1. The City of Logan Planning Commission is designated as the “Airport Zoning commission” as prescribed in Utah code §2-4-5.
2. In this Title and State law, any references to the “Airport Zoning Commission” shall mean the City of Logan Planning Commission.
3. If the Planning Commission is empowered in this Title to take actions that are duties of the Airport Zoning Commission as prescribed in Utah law, the Planning Commission shall be presumed to be functioning as the Airport Zoning Commission.

#### **B. Duties**

The Airport Zoning Commission shall recommend boundaries of the various zones to be established and the regulations to be adopted pertaining to any airport hazard area and to perform such other duties as may be assigned to it by the Municipal Council or Utah law.

### **§17.24.040. Airport Board of Adjustment**

#### **A. Board Established**

1. The City of Logan Board of Adjustment is designated as the “Airport Board of Adjustment” as prescribed in Utah Code §2-4-5.
2. In this Title and State law, any references to the “Airport Board of Adjustment” shall mean the City of Logan Board of Adjustment.
3. If the Board of Adjustment is empowered in this title to take actions that are duties of the Airport Board of Adjustment as prescribed in Utah law, the Board of Adjustment shall be presumed to be functioning as the Airport Board of Adjustment.

#### **B. Duties**

The Airport Board of Adjustment shall hear issues pertaining to any airport hazard area and to perform such other duties as may be assigned to it by the Municipal Council or Utah law.

### **§17.24.050. Permitted Uses**

#### **A. Additional Uses Prescribed**

In place of the uses identified as permitted uses in the base zoning district, the following uses shall be permitted in the AL combining zone following conformance to development standards and issuance of appropriate permits:

1. Aircraft maintenance facilities,
2. Air service buildings and facilities at airports,
3. Agriculture, subject to airport hazard area regulations,
4. Hangars,
5. Warehousing and storage; mini storage warehouse,

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6. Classrooms related to Utah State University's aviation-related educational program.
7. All uses not prescribed in this section shall be conditional uses.

**B. Special Development Standards Apply**

Development of permitted uses within the AL combining zone is also subject to the development standards and limitations for height and use as prescribed in this Title or as prescribed in State or Federal standards.

**§17.24.060. Conditional Uses**

All uses, not specified as permitted uses in this chapter shall be conditional uses and a use permit pursuant to Chapter 17.49 shall be required.

**§17.24.070. Airport Master Plan**

All uses and regulations pertaining to the Airport Limitation Combining Zone shall be in compliance with and subject to the provisions of the Airport Master Plan, Airport Layout Plan, and Noise Contour Map as adopted by the Logan-Cache Airport Authority Board and is incorporated into this chapter by reference as it pertains to airport land uses.

**§17.24.080. Regulations****A. Conforming Uses Only**

All uses in the AL combining zone shall be subject to the regulations of this chapter and prescribed development standards within the Airport Master Plan.

**B. Creation of Airport Hazards Prohibited**

No variance, permit, or use shall be allowed in the airport hazard area that would create or enhance an airport hazard.

**C. Use and Operational Limitations Within the AL Combining Zone**

No use shall be permitted which:

1. Creates or tends to create electrical interference to navigational devices and communication between aircraft and airports.
2. Creates or tends to create gas, smoke, dust, glare, or other visual hazard in the atmosphere around airports or in the airport hazard area.
3. Creates or tends to create structures that interfere with aircraft safety.
4. Creates or tends to create any type of hazard for the airport that would inhibit or constrain safe and acceptable airport operations.

**D. Height Limitation**

No structure may be at a height that creates or tends to create an airport hazard.

**§17.24.090. Airport Development Standards**

The Municipal council may adopt by resolution or enact by ordinance uniform development standards and procedures for facilities within the Airport property.